


Situs : 297 NORTH AV	Parcel ID: 173-182	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WENZ EDWARD P ADINA WENZ 297 NORTH AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 69A Vol / Pg 45747/22 District Zoning R1C Class Residential
Property Notes	
02/2013 MLS SHORT	



173-182 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,680			3,500
Total Acres: .3141				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	98,500	98,500	0	94,400
	Building	157,400	176,300	0	187,300
	Total	255,900	274,800	0	281,700
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information			
Date	ID	Entry Code	Source
09/03/20	CM	Field Review	Other

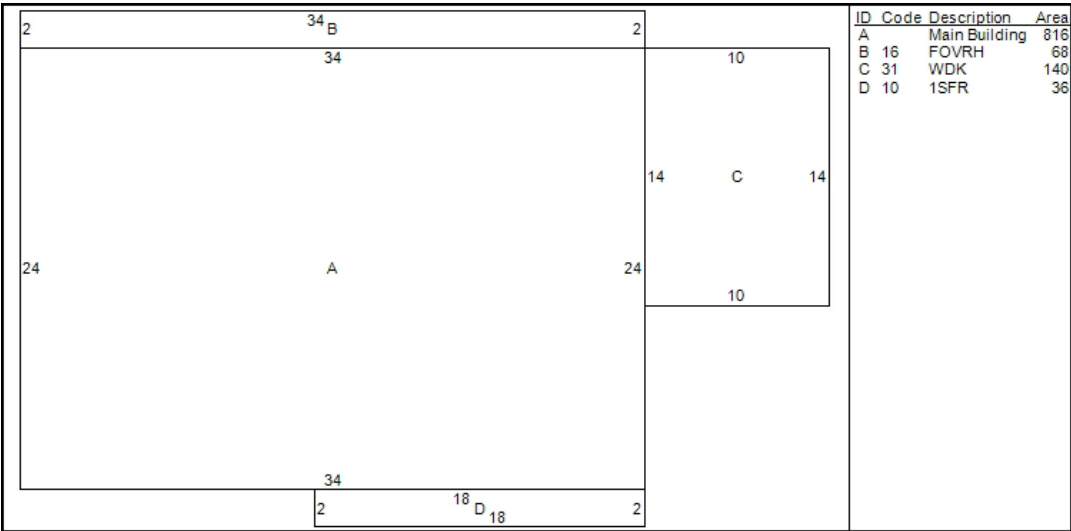
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/01/15	1	0	BLDG	Renovated	100
03/12/13	B57844	4,850	BLDG	Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/01/15	205,000	Land + Bldg	Valid Sale	45747/22		WENZ EDWARD P
02/15/13	120,000	Land + Bldg	Outlier-Written Desc Needed	42684/192		
03/30/01	154,000	Land + Bldg	Valid Sale	19594/35		
04/28/00	142,900	Land + Bldg	Valid Sale	18480/270		
12/16/97	101,000	Land + Bldg		15729/263		

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Dwelling Information			
Style	F To B Splt	Year Built	1959
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	1
FBLA Size	326	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	5,172	Economic	
Attic	0	% Complete	
Other Features	17,922	C&D Factor	
		Adj Factor	1
Subtotal	221,700	Additions	7,840
Ground Floor Area	816		
Total Living Area	1,246	Dwelling Value	176,330

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,880	
2		31			1,600	
3		10			2,360	